

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
JULY 20, 2006  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Schultz called the meeting to order at 9:03 a.m. Chairperson Schultz adjourned the meeting at 2:45 p.m. in memory of Tom Carter.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-present  
Commissioner Carolyn Chase- present  
Commissioner Robert Griswold- present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji- present  
Commissioner Eric Naslund- present  
Mary Wright, Planning Department – present  
Betsy McCullough, Planning Department -present  
Gary Halbert, Development Services-present  
Doug Humphreys, City Attorney- present  
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
 Jeremy Cowan and Maurice “Moe” Rosenberg both spoke on the Building Condition Reports on Condo Conversions. Chairperson Schultz announced that a workshop would be held on August 10, 2006 regarding the matter.

ITEM 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN**  
 Item No. 8 was continued to August 3, 2006 and Item No. 16 was withdrawn

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
 7, 9, 1 were placed on the consent agenda.

ITEM 4: **DIRECTOR’S REPORT:**  
 Mr. Bill Anderson reported on the workshop that was held at LU&H on July 19, 2006. The Planning Department presented a workshop on three of the elements: Park and Recreation, Public Facilities, Service and Safety Element, and the Economic Prosperity Element.

Mr. Gary Halbert responded to an email received from Commissioner Chase regarding Categorical exemption in the Coastal Zone.

ITEM -5: **COMMISSION COMMENT:**  
 Commissioner Garcia spoke of the APA and the San Diego Woman’s Transportation held a seminar on Parking.

ITEM- 6: *This was informational item only and was trailed from July, 13, 2006 to allow for Commissioners comments. Public Testimony was closed at the July 13, 2006 meeting.*

**WORKSHOP – GENERAL PLAN UPDATE:**

**PUBLIC FACILITIES, SERVICES AND SAFETY ELEMENT; AND ECONOMIC PROSPERITY ELEMENT:**

Nancy Bragado and the General Plan Staff conducted a workshop for the commission and presented reports PC-06-215 and PC-06-216. Additional General Plan Updates will be scheduled in the near future.

ITEM- 7      **TELES TENTATIVE MAP – PROJECT NO. 69896**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMEDATION AS OUTLINØ IN REPORT PC -06-087 TO THE PLANNING COMMISSION. APPLICANT’S REPRESENTATIVE READ INTO RECORD LICENSE NO. M23122.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Griswold. Passed by a 6-1-0 vote with Commissioner Griswold voting nay. Resolution No. 4106-PC.

ITEM- 8      *Continued from March 2, April 6, and June 22, 2006:*

**4838 SANTA CRUZ TENTATIVE MAP – PROJECT NO. 71135**

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO CONTINUE TO AUGUST 3, 2006 TO ALLOW THE APPLICANT MORE TIME TO PROVIDE MATERIAL REQUESTED BY THE COMMISSION NEEDED FOR THERE DECISION MAKING. Second by Commissioner Chase. Passed by a 7-0 vote.

ITEM- 9 *Continued from March 16, 2006:*

**4718 KENMORE TERRACE TENTATIVE MAP – PROJECT NO. 80837**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMEDATION AS OUTLINED IN REPORT PC-06-205 TO THE PLANNING COMMISSION.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Griswold. Passed by a 6-1-0 vote with Commissioner Griswold voting nay. Resolution No. 4107-PC.

ITEM-10: **HEART OF GOD MINISTRIES - PROJECT NO.89852**

Laura Black presented Report No. PC 06-19 to the Planning Commission.

Speaker slip submitted in favor by Robert Bauer, Amanda Newsome, Kala Crobarger, Mark McElwee, Juan Flores, Gary Loaston, Bryan Seshun, Alan Yaghdjian, Boby Surface, Oliver Smith, Ralph Dilts, Victoria Lopez, George Grant, Linda La Grange, Kazuko Donaldson, Caroline Leydecker, Andrew Logsten, Sandra Logsten, Margaret Surface, Pat McElwee, Randy Johns, Dan Donaldson, Christopher McCoy, J. Dennis, and Vicky Dilts.

Speaker slip submitted in opposition by A. J. Pappas.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER CHASE TO APPROVE STAFF’S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-191 TO THE PLANNING COMMISSION WITH THE FOLLOW CONDITION; EVENING HOURS BEGIN AT 7:00 P.M. OR LATER. Second by Commissioner Naslund. Passed by a 7-0 vote. Resolution No. 4108-PC.

ITEM-11: **445 W. UNIVERSITY TENTATIVE MAP – PROJECT NO. 75019**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT PC-06-195 TO THE PLANNING COMMISSION. APPLICANT’S REPRESENTATIVE READ INTO RECORD LICENSE NO. M23122.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Griswold. Passed by a 6-1-0 vote with Commissioner Griswold voting nay. Resolution No. 4109-PC.

ITEM- 12 *Continued from March 16, 2006:*

**LA TERRAZA – PROJECT NO. 71595**

Tim Daly presented Report No. PC-06-212 to the Planning Commission.

Speaker slip submitted in favor by Brian Fish, Wayne Green, Amy Breitmeyer, and Norman Kasubuchi.

Speaker slip submitted in opposition by Robert Darwin.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER GRISWOLD TO APPROVE STAFF'S RECOMMEDATION AS OUTLINED IN REPORT PC-06-212 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITION;10 U NITS ON-SITE AT 150% AMI AND PAY 100% IN-LIEU FEE FOR 402 UNITS. THE PROJECT COMPLIES WITH THE CURRENT LANDSCAPING ORDINANCE, SPECIFICALLY ON SHADING IN THE PARKING AREA.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Garcia. Passed by a 7-0-0 vote. Resolution No. 4110-PC.

ITEM-13: **2655 G STREET VESTING TENTATIVE MAP - PROJECT NO. 79604**

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER GARCIA TO APPROVE STAFF'S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-213 TO THE PLANNING COMMISSION.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR

REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER Second by Commissioner Griswold. Passed by a 7-0-0 vote. Resolution No. 4111-PC.

**ITEM-14: 4929 COLLWOOD TENTATIVE MAP – PROJECT NO. 66724**

Jeannette Temple presented Report No. PC-06-176

Speaker slip submitted in favor by Philip Buckley, and Robert Bateman

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF’S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-176 TO THE PLANNING COMMISSION; INCLUDING 4 UNITS ON-SITE @ 100% AMI AND PAY 100% OF THE IN-LIEU FEE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER Second by Commissioner Chase. Passed by a 7-0 vote. Resolution No. 4112 PC.

**ITEM-15: 1231 25<sup>th</sup> STREET TENTATIVE MAP - PROJECT NO. 89384**

Sandra Teasley presented Report No. PC-06-223 to the Planning Commission.

Speaker slip submitted in favor by Dave Winkler, Robert Bateman, and Mary Kefouver Kelly.

Speaker slip in opposition by

**COMMISSION ACTION:**

MOTION BY COMMISSIONER ONTAI TO APPROVE STAFF'S RECOMMENDATION AS PRESENTED IN REPORT NO. PC-06-223 TO THE PLANNING COMMISSION WITH THE FOLLOWING CONDITIONS; THE LANDSCAPING PLAN PROVIDE TREES THAT COMPLIMENT THE NEIGHBORHOOD. TREES BEING PLACED IN THE FRONT YARD PARKING AREA ARE TO BE PLACED IN THE FRONT OF THE PARKING STALLS TO MEET THE COVERAGE REQUIREMENTS IN THE LANDSCAPE CODE. PLANTING STRIPS AND PARKWAY AREA BE USED TO MEET THE LANDSCAPING AND PARKING STANDARDS.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 5-2-0 vote with Commissioners Griswold and Chase voting nay.  
Resolution No. 4113-PC.

ITEM-16: **319 W. HAWTHORN TENTATIVE MAP – PROJECT NO. 81829**

This item was withdrawn by staff.

Chairperson Schultz adjourned the Planning Commission meeting at 2:45 p.m. in memory of Tom Carter.